

MEMORANDUM

October 17, 2013

TO: Public Safety Committee
Government Operations and Fiscal Policy Committee

FROM: Linda McMillan, Senior Legislative Analyst *LME*
Susan Farag, Legislative Analyst *SF*

SUBJECT: **Property Disposition – 2nd District Police Station**
Proposed Closed Session – 2nd District Police Station

On October 3, 2013 the Department of General Services forwarded a summary of the material terms for disposition of the County-owned land at 7539 Wisconsin Avenue where the current 2nd District Police Station is located. The memo with these terms is attached at ©1-2. Under the property disposition process, the Executive is required to provide material terms and the Council has 30 days to provide comments. Later, the County Executive will have to recommend a Declaration of No Further Need for the Council's approval before actual disposition can take place.

The County has recognized the need for a new or modernized 2nd District Station for many years. The proposal before the joint Committee is the result of a Request for Qualifications and Development Proposals (RFQADP) issued February 15, 2013. An excerpt from the RFQADP is attached at © 3-12. The two stated objectives are:

- Provide a new Station in Bethesda's CBD that meets the County's design standards including LEED Silver certification and is compliant with the County's Program of Requirements. Proposals must provide for a new Station to be built on a site in the Bethesda CBD either owned or controlled by the Proposer. The County will be provided fee simple title to both the land and the improvements once the new Station is completed.
- In exchange for the development of a new Station on an alternative site within the CBD, the County will provide fee simple title to the existing Site to the Proposer. The proposed

development of the existing Site must be of a quality consistent with the high quality of projects built or under development in the CBD of Bethesda.

The recommended developer has agreed to construct the new Station on a parcel of land it has under contract at 4823 Rugby Avenue.

Council staff recommends that the joint Committee (1) discuss the Program of Requirements for the new Station in order to confirm that it will meet the long term needs of the Police Department; (2) discuss the general material terms of the proposed agreement and disposition, (3) meet in closed session to be briefed on the appraisal and other information that is a part of the ongoing negotiations.

Program of Requirements for New Police Station

The current station was built in 1961 and has 21,400 square feet of space. The existing site is constrained with limited staff and public parking. Most staff park across the street in a public parking garage. Because the garage is open to the public, police vehicles have occasionally been damaged by vandals. An aerial view of the existing site is at © 6.

The Program of Requirements (POR) developed for the replacement calls for a 33,970+ square foot building. This is consistent with the amount of square footage that was assumed in the capital improvement program project for the 2nd District Police Station (© 13; this project was approved in response to a previous proposal and will have to be modified for the current proposal.)

Space Requirements: The POR provides detailed requirements for building construction, including necessary materials and systems that are proven to last for an expected 30 year life-span. The required space is based on a community-based services model and includes staff and meeting space for community meetings, presentations, programs, and volunteers. The station will have a public area of approximately 1,600 square feet, which must include a public lobby, a victim witness/community resources office, two interview rooms, a fingerprinting alcove, public meeting room, men's and women's bathrooms, and a reception area.

The administrative section will be approximately 2,800 square feet, and include command staff offices, staff galley, storage room, a central mail area, file room, and volunteer work space.

Patrol area office space will be approximately 12,500 square feet. This will include 15 Sergeant/Corporal offices, an SAT office/storage room suite, a traffic office/storage room suite, detective office space, police officer work area, roll call room, weapons cleaning room, uniform storage room and laundry, another staff galley, evidence processing and storage, suspect interrogation, victim/witness waiting and interview space, prisoner holding areas for male and female juveniles, breathalyzer intoximeter room, booking and fingerprinting space, restrooms, locker rooms, and an exercise room. The POR specifies that there must be sight and sound separation of juveniles from adults.

The POR includes 1,700 square feet for storage and ancillary spaces. This includes flare storage, bicycle storage, motorcycle storage, an enclosed sally port, and a vehicle processing and service area. In addition, there are requirements for mechanical/electrical rooms, janitor, and recycle room/areas as required.

The POR requires 75 parking spaces for staff. The parking must be secured to prevent access by the public. The sally port may be combined within the secured parking. *The joint Committee may wish to ask whether 75 spaces are sufficient for current and projected needs. It is Council staff's understanding that the proposed site will use a portion of an existing, adjacent public garage to provide the required spaces. Is there information available on the current occupancy rate of the garage? If 75 spaces are designated for police use only, is there any impact on public parking for surrounding businesses?*

Security: Security will include the use of a card access system throughout the facility. There will be CCTV cameras outside the building to cover the building perimeter, parking areas, any exterior stand-alone structures. There will also be CCTV cameras inside to cover all exits and entrances, stairwells, the main lobby and public access areas, internal corridors, and secured areas such as the arrestee processing and evidence areas.

The building will also include a panic alarm system with blue light strobes for all arrestee areas, the operations area, fingerprint area, and interview rooms. The evidence area will have alarm and motion detection. Parking will be secured and require card access for employees.

The POR calls for the need to address visibility into the facility from the street and any adjacent buildings. Bullet proof glass rated BR-3 must be provided as needed.

The POR requires a natural gas emergency generator that maintains 100% operations during a power outage, with a reserve factor of 20%. It must be equipped with an exerciser and change-over. *The Public Safety Committee has expressed concern in the past regarding the lack of sufficient back-up generator capacity at the Public Safety Headquarters. The joint Committee may wish to seek clarification on how the Executive intends to ensure sufficient back-up generator systems at the new 2D station. What consideration will be given to location of the generator to minimize the risk of flooding or other weather-related damage? Also, given its urban location and small available footprint, generator noise may be a concern for surrounding businesses. Are there provisions to minimize noise as much as possible?*

Technology: The POR specifies the minimum standards for telecommunications/data/wiring closets and the related infrastructure. All areas of the facility must have wireless access. The project must also include an inside antenna to insure proper coverage inside the building of 800MHz required for the public safety radio system. It must also provide amplifiers to amplify or repeat outside radio signals and rebroadcast them inside the building. The POR also specifies what type of expertise an IT vendor must have to install and test both copper and fiber wiring and supporting construction.

Council staff advises that the Public Safety System Modernization (PSSM) is a long-term project that will replace and upgrade several public safety IT and communications systems over the next several years. Council staff had initial concerns that the IT and communications terms in the POR may have to be developed in conjunction with the PSSM to avoid potential interface problems, and that developing a workable timeline to do so may be difficult. After further discussion with Executive staff, it appears that there will be no issues with interface among the various systems. For example, the largest piece of PSSM is the Public Safety Radio Systems replacement (RFP to be

issued this fall). The replacement system affects external antennas and systems, while the new 2D station is only responsible for a receiving antenna and amplifier. *The joint Committee may wish to clarify this issue at the Committee meeting to ensure there are no potential problems.*

Green Building: The new police station must meet LEED Silver certification. It also specifies certain building requirements if the vendor proposes a vegetated roof or a reflective roof. *Has there been any preliminary discussion on any preferred design elements to meet certification?*

Questions Forwarded to Executive Staff

Council staff recently forwarded the following questions to Executive and understands that written responses may not be available at the session. Some of the questions were incorporated in preceding discussion. Council staff asks that the joint Committee include these questions with its comments and that written responses be provided when the Declaration of No Further Need is sent so that they may be considered by the Council.

1. The POR requires an inside antenna to insure proper coverage inside the building for the public safety radio system. It also specifies the vendor must be familiar with both fiber-optic and copper cabling systems. Does the Public Safety System Modernization project impact 2D IT requirements in any way? If so, please explain how. How late in the design process can the requirement be set for IT in case there is an impact?
2. The POR requires a natural emergency generator that provides 100% operations during a power outage.
 - What steps will be taken to ensure the vendor provides sufficient back-up power for the station. Is there any information available on a proposed site for the generator? (i.e., to avoid flooding or other weather-related damage).
 - What type of sound dampening requirements are there, since the generator will be located near other businesses?
3. The POR requires 75 parking spaces and exterior storage sheds for things such as bicycles, motorcycles, and other gear. The proposed site intends to make use of part of an existing public parking garage to meet these requirements.
 - Are 75 spaces sufficient for current and expected future needs?
 - What steps will be taken to ensure the parking area for police vehicles is sufficiently secure?
 - What is the current occupancy rate at the garage? Will reducing public parking create any concerns for surrounding businesses?

4. The building must be LEED Silver certified and specifies certain building requirements if the vendor proposes a vegetated roof. Has there been any discussion on other preferred design elements to meet certification?

Material Terms

If the joint Committee is satisfied that the POR will provide a Police Station to serve the long term needs of the Department, Council staff suggests the Committee discuss some of the material terms provided in the memo before moving into closed session. Council staff generally believes the terms are straight forward and that some clauses should reduce risk to the County:

- The County will not convey the existing site until the County accepts the new station, it is conveyed on a fee simple basis, and there is the issuance of a certificate of use and occupancy.
- The developer will be at risk for any cost overruns related to the construction of the new station unless additional scope is requested by the County.
- The County is not responsible for any environmental remediation at the sites for the new station or the site of the existing station. In addition, the RFQADP says that proposers are responsible for their own background investigation as to restrictions, if any, bearing upon title, zoning, subdivision, transportation, developability, utilities, and physical conditions at the site.

Other than saying that the redevelopment of the current site must be of a quality consistent with the high quality projects built in the Bethesda CBD, there are no specific requirements (other than zoning) on the type of project that the developer can build. For example there is no requirement for residential or a percentage of affordable housing or a percentage of FAR for commercial. However, "Meeting the County's objectives for the site" was worth 50 of the 100 evaluation points. The Committee may want to hear from the Executive branch about this developer's vision for the site and why it was judged to meet the objectives.

The RFQADP required that proposer provide milestones for the project. Council staff recommends that the Executive be asked to provide an outline of milestones and the proposed schedule for meeting them when the Declaration of No Further Need is sent.



DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

MEMORANDUM

October 3, 2013

TO: Nancy Navarro, President
Montgomery County Council

FROM: Greg Ossont, Deputy Director
Department of General Services *gpo*

SUBJECT: 2nd District Police Station Disposition

In February 2013, the Department of General Services issued a Request for Qualifications and Development Proposals (RFQADP) for a development partner to work with the County to build a new district police station within the Bethesda Central Business District (CBD). The goals and objectives included:

- Provide a new station to be built on a site in the Bethesda CBD either owned or controlled by the proposer.
- Once a new station is completed that meets the County's design standards and the Program of Requirements, the County will be provided fee simple title to both the land and improvements.
- In exchange for the development of the new station, the County will provide fee simple title to the existing station site to the proposer.
- The proposed development of the existing station site must be of a quality consistent with the high quality of projects built or under development in the Bethesda CBD.

County staff has selected a development partner and the Executive Branch has commenced discussions with the developer regarding material terms of the General Development Agreement (GDA).

In accordance with the provisions of Section IIB-45, Disposition of Real Property, before seeking County Council approval of a declaration of no further need, the County Executive must submit all material terms of the disposition, including the price or rent to be paid and any associated economic incentives and any appraisal that the Executive relied on or will rely on in

Office of the Director

101 Monroe Street, 9th Floor • Rockville, Maryland 20850

www.montgomerycountymd.gov/dgs

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selling the property at market value. The Council is permitted 30 days to comment and must ultimately approve the County Executive's declaration of no further need.

Accordingly, the following is a summary of the material terms thus far:

- The County and the developer intend to enter into a GDA to establish the procedure by which the developer will design and construct on a turnkey basis a new 4-story 2nd District Police Station on a parcel of land it has under contract at 4823 Rugby Avenue in Bethesda.
- Parking for the new station will be located in the adjacent PLD Garage 35. PLD has indicated that they are able to relocate some of the long-term parking spaces from Garage 35 to Garage 36, which has excess capacity and, therefore, make available the required parking spaces for MCPD. There will be controlled ingress and egress into the parking structure from Rugby Avenue in such a manner to fully secure a portion of garage for MCPD use only. A long-term lease will be executed for the use of the parking spaces between MCPS, DGS and DOT. The lease and any costs associated with changes to the garage have been factored into the economics of the deal.
- In exchange for the developer's design and construction of the new station and its conveyance to the County on a fee simple basis, the County will convey the existing 2nd District Police Station site and provide a payment to the developer with settlement to occur within thirty (30) days after the issuance of a certificate of use and occupancy.
- The developer will be at risk for any cost overruns related to the construction of the building, with the exception of any increases or additional scope requested by the County.
- The County will not be responsible for any environmental remediation related to either the existing police station site or the proposed new site.
- The deal structure does not include any contingencies. The timing, financing and approvals for the redevelopment of the existing police station site will not have any impact on the completion of the new station.
- The developer has valued the existing police station site in excess of the appraised value of the site.

I hope this information is helpful. If you have any questions, please contact me directly at 240.777.6192 or greg.ossont@montgomerycountymd.gov.



Montgomery County Government

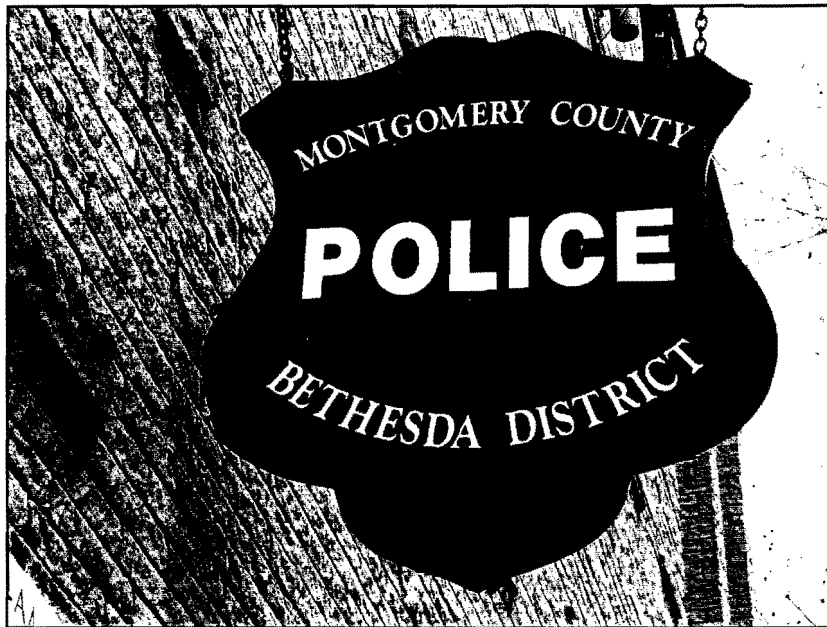
REQUEST FOR QUALIFICATIONS AND DEVELOPMENT PROPOSALS

FOR

2nd DISTRICT POLICE STATION SITE

7359 WISCONSIN AVENUE

BETHESDA, MARYLAND



ISSUED BY:

**MONTGOMERY COUNTY GOVERNMENT
DEPARTMENT OF GENERAL SERVICES
101 MONROE STREET, 9TH FLOOR
ROCKVILLE, MARYLAND 20850**

RESPONSES DUE BY: APRIL 8, 2013, 4:00 PM

**MONTGOMERY COUNTY GOVERNMENT
ISIAH LEGGETT, COUNTY EXECUTIVE**



Montgomery County Government

2ND DISTRICT POLICE STATION SITE

REQUEST FOR QUALIFICATIONS AND DEVELOPMENT PROPOSALS

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I. Overview

Montgomery County, Maryland through its Department of General Services, ("County") is requesting proposals for the development of a key parcel located at 7359 Wisconsin Avenue in downtown Bethesda, Maryland. This County-owned property is currently improved by the 21,400 square foot 2nd District Police Station ("Station") and an adjacent parking lot (collectively, the "Site"). The Station serves the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. Built more than 50 years ago, program and staffing needs and major building repairs dictate its replacement. The County seeks creative, feasible proposals for transforming the Site into its highest and best use and creating opportunities to provide for a new Station in Bethesda's Central Business District ("CBD").

II. Objectives

The County is seeking development proposals ("Proposals") for the Site that will achieve the following objectives:

Provide a new Station in Bethesda's CBD that meets the County's design standards including LEED Silver certification and is compliant with the County's Program of Requirements. Proposals must provide for a new Station to be built on a site in the Bethesda CBD either owned or controlled by the Proposer. The County will be provided fee simple title to both the land and improvements once the new Station is completed. The Program of Requirements for the new Station is included as an attachment.

In exchange for the development of a new Station on an alternate site within the CBD, the County will provide fee simple title to the Site to the Proposer. The proposed development of the existing Site must be of a quality consistent with the high quality of projects built or under development in the CBD of Bethesda.

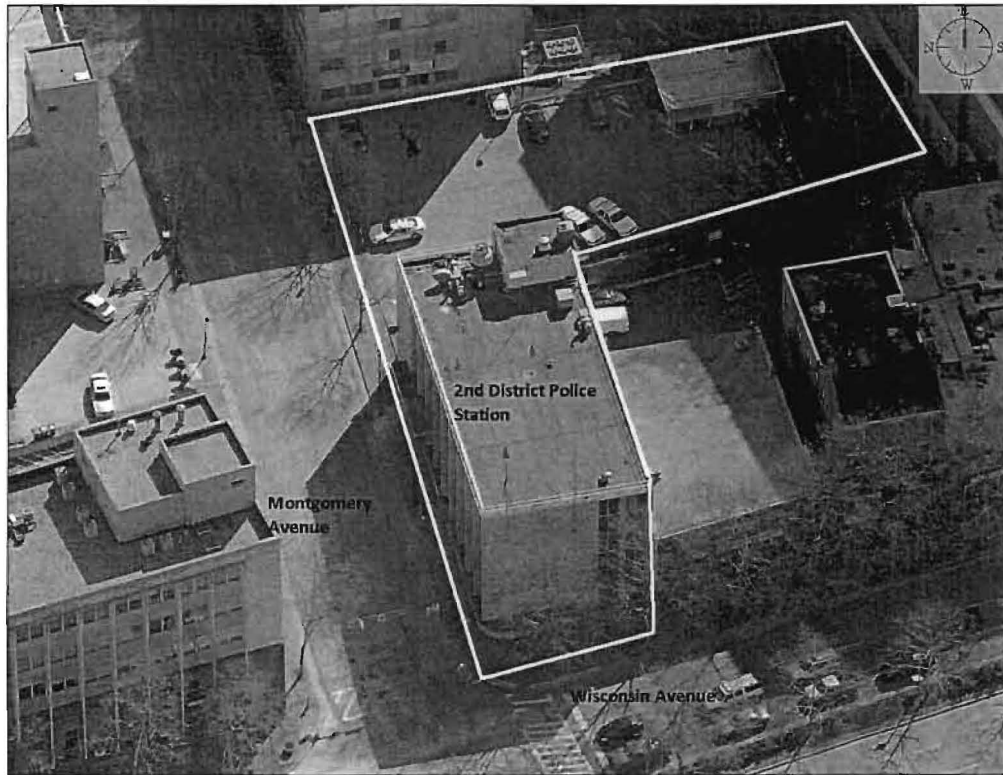
III. Site Location and Description

The Site is located at 7359 Wisconsin Avenue, at the southeast corner of the intersection of Wisconsin (MD 355) and Montgomery Avenues in downtown Bethesda and benefits from frontage on both of these streets. The Site is comprised of portions of three lots (Lots 7, 8 and 9) totaling approximately 21,000 square feet in area. The Site is currently improved by the Montgomery County Police Department's 2nd District Police Station. A site map is included under Exhibit B to this RFQADP.

The Site has immediate access to East-West Highway (MD 410) and close proximity to the Washington Capital Beltway (I-495). The Site is conveniently accessible to public transit. The Washington Metropolitan Area Transit Authority's ("WMATA") Bethesda Rail Station (Red Line) is located approximately 100 yards south of the Site, and both the County and WMATA operate bus routes along Wisconsin Avenue, Montgomery Avenue and East-West Highway.

The Site is located in the Bethesda CBD and the Bethesda Parking Lot District and benefits from the services of the Bethesda Urban Partnership.

View of Property (looking East from Wisconsin Avenue)



IV. Zoning

The Site is zoned CBD-2 with a FAR of 2.0 under the Standard Method of Development and up to 5.0 under the Optional Method of Development. It is located in the Metro Core District ("Core") in the center of downtown Bethesda. While the Core is principally comprised of office and retail uses, mixed-use residential/retail developments have recently been built in the Core.

The Bethesda CBD Sector Plan recommends optional method development for employment uses on most CBD-2 sites at 4.0 FAR. Optional method residential or hotel use allows up to 5.0 FAR. Any development on the Site would be governed by the Bethesda CBD Sector Plan. Proposers are encouraged to familiarize themselves with this Sector Plan to determine optimal use of the Site in conformance to local land uses. To view the Sector Plan online, please visit:

http://www.montgomeryplanning.org/community/plan_areas/bethesda_chevy_chase/master_plans/bethesda_cc_cbd/bethcbd_toc.shtml

V. Submission Requirements

All Proposals must provide a thoughtful development concept and explanation of key factors and milestones for its successful implementation. The County reserves the right to request additional information during the RFQADP review period.

FAILURE OF A PROPOSER TO SUBMIT ALL REQUIRED INFORMATION MAY RENDER THE PROPOSAL INCOMPLETE AND INELIGIBLE FOR FURTHER CONSIDERATION.

The Proposal must include the following elements:

1. Cover: The cover should contain the RFQADP title, the Proposer's name and the submission date.
2. Transmittal Letter: The transmittal letter should not exceed two pages and should contain:
 - A. The name, title and contact information of the individual with authority to bind the Proposer. This person should also sign the transmittal letter.
 - B. The address and legal form of the Proposer. If a joint venture is involved, provide the above information for all participating firms.
 - C. Statement acknowledging receipt of each addendum that the County may issue to the RFQADP.
 - D. Statement that, if selected, the Proposer will negotiate in good faith with the County.

The transmittal letter must also include a statement that the firm is not in arrears in the payment of any obligation due and owing to the State of Maryland or Montgomery County, including tax payments and employee benefits, and that it shall not become so during the term of the agreement if selected; a statement that the Proposal is valid for a minimum of 120 days from the date of submission.

3. Statement of Qualifications:
 - A. *Background Information*: A description of the Proposer, including organizational structure, identification of principals, and length of time in business. If the Proposer is a joint venture, information for each entity should be furnished, as well as an explanation as to why a joint venture is the preferred arrangement for the proposed development project. Legal documentation of the JV must be provided.

- B. *Financial Capability:* A description of the Proposer's financial capability to complete the project including, with examples, typical financing mechanisms the Proposer has used on similar projects. This section should provide evidence of the Proposer's ability to obtain sufficient financing for the project. Under separate cover and marked "Confidential" the Lead Developer and if applicable, any member of the joint venture having an equity stake of 20% or greater in the business entity to be formed for this proposal, must provide current Interim statements and audited annual financial statements for their respective firm's last three fiscal years. Developers with an equity interest of less than 20 %, or having no equity stake at all, must provide current Interim and Review statements for their respective firm's last three fiscal years. An appropriately authorized officer/managing member of each firm providing financial information should certify that their respective statements present an accurate representation of that firm's financial condition as of the date of the statements.
 - C. *Project Experience:* Description of the Proposer's experience with similar developments. This information should clearly describe the size, scope and financial structures of those projects, where located and when completed. For projects not yet complete, the Proposer should include the anticipated completion date. Additionally, provide references and contact information -name, telephone number and email address -for each project described.
 - D. *References:* Provide the names, phone numbers and email addresses of at least three commercial or institutional credit references for the Proposer and, if applicable any member of the proposed joint venture. Include a letter to each of the credit references, authorizing them to respond to inquiries from the County.
4. Project Vision: This section should describe the Proposer's vision for the project and how this vision meets the County's objectives. This vision should identify the following:
- A. Milestones necessary to implement the vision (pre-development, land use approvals, etc);
 - B. Concept plan that illustrates the proposed development plan for each site, and other characteristics of the development, including building height and density;
 - C. Project budget must include cost, revenue and inflation assumptions, as follows:

- Pre-development costs;
- Soft and hard costs, including cost to build the new Station;
- Infrastructure costs; and
- Any cash flows to the Proposer and the County

Any assumptions/projections regarding stabilized rents or when stabilized rents will be achieved should be specified. Estimates of the project's asset value to the Proposer and to the County should be included. In addition to providing a hard copy of the budget, the Proposal should include in Excel format on a CD-ROM.

- D. A proposed ownership structure; and
- E. A statement of whether the proposed development is contingent on any County or State government action (e.g., regulation changes, public funding-grants, loans), etc. and a listing of these contingencies.

2. Electronic Files: One copy of the entire Proposal shall be submitted in PDF format on a CD-ROM as one single file

VI. Evaluation Criteria

Upon receipt of the Proposals, the County's Qualification and Selection Committee ("QSC") will review and evaluate the Proposals in accordance with the criteria listed below. Interviews may be conducted with development teams. Decisions and recommendations by the QSC will be consensus-based.

The County's goal is to select the best Proposal from the most qualified Proposer that meets the County's objectives for this key site. The following evaluation criteria will help the County achieve its objectives for the Site:

- | | | |
|----|---|-------------------|
| 1. | Meeting the County's objectives for the Site: | 50 points |
| 2. | Expertise and financial capacity to implement the vision: | 30 points |
| 3. | Overall vision and quality of the proposed development: | 10 points |
| 4. | Proposed timeframe for completion of the development: | <u>10 points</u> |
| | | Total: 100 points |

VII. Administration of the RFQADP

Proposals are due by **4:00 pm on April 8, 2013**. If a Memorandum of Understanding or other form of agreement acceptable to the County cannot be successfully negotiated with the top-ranked Proposer, the County may proceed to negotiate with the Proposer that submitted the next highest ranked Proposal. Alternatively, and in the County's discretion, until an initial letter of intent or memorandum of understanding is entered into, the County may elect to negotiate with more than one Proposer at a time.

Any amendments to the RFQADP will be posted on the Department of General Services' website, which can be located through the County's website at <http://www6.montgomerycountymd.gov/mcgtmpl.asp?url=/content/dgs/index.asp>

The County expects the RFQADP to meet the following schedule, but reserves the right to amend this schedule or, in its sole discretion, to cancel the solicitation at any time.

RFQADP Release
Site Tour/Pre-Submission Meeting
Deadline for Questions
Proposals Due

February 15, 2013
March 8, 2013 at 1:00 P.M. (*Optional*)
March 23, 2013 at 4:00 P.M.
April 8, 2013 at 4:00 P.M.

VIII. Submittal Instructions

All Proposals shall include one original and seven (7) copies in 8½" by 11" format with no smaller than 11-point font; not exceed 25 pages, not including credit references, Letters of Intent ("LOIs"), Memoranda of Understanding ("MOUs"), renderings, excel-based worksheets/models, tables, charts, etc. Submissions must be bound and sealed, and must be mailed or delivered to:

Greg Ossont, Deputy Director
Department of General Services
101 Monroe Avenue, 9th Floor
Rockville, MD 20850

The envelope must state "RFQADP – 2nd District Police Station Site." Written Proposals will be evaluated upon only what is submitted. It is incumbent upon the Proposer to submit sufficient information to enable the County to fully evaluate the Proposer's capabilities and experience. Proposals to this RFQADP received after the date and time specified are considered late and may not be considered. The County will not accept fax Proposals or Proposals sent via e-mail. Unless requested by the County, additional information cannot be submitted by the Proposer after the deadline set for receipt of Proposals. Proposer will be notified in writing of any change in the specifications contained in this RFQADP.

Prior to the time and date designated for receipt of Proposals, Proposals submitted early may be modified or withdrawn only by notice to the County receiving Proposals at the place and prior to the time designated for receipt of Proposals.

Timely modifications or withdrawals of a Proposal must be in writing and must be received by the County on or before the date and time set for receipt of Proposals.

Withdrawn Proposals may be resubmitted up to the time designated for the receipt of Proposals provided that they are then fully in conformance with the RFQADP.

**EXHIBITS
TO
REQUEST FOR QUALIFICATIONS AND DEVELOPMENT PROPOSALS
FOR
2ND DISTRICT POLICE STATION SITE
7359 WISCONSIN AVENUE
BETHESDA, MARYLAND**

Exhibit A

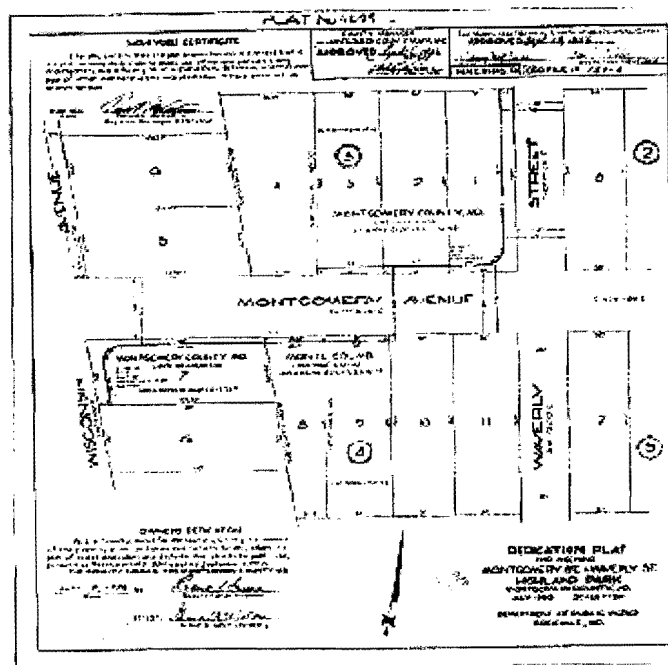
Legal Description of County Land

All that property lying situate in Montgomery County, State of Maryland, acquired by The Board of County Commissioners for Montgomery County by deeds recorded in Liber 956 at Folio 142 and Liber 428 at Folio 204, being also described as follows:

The remainder of Lots numbered Seven (7), Eight (8), and Nine (9), in Block numbered "4" in the subdivision known as "Highland Park" pursuant to Dedication Plat recorded among the Land Records of Montgomery County, Maryland, recorded as Plat No. 4699.

Subject to all easements, rights of way, covenants, conditions or restrictions (if any) affecting lands described hereto above as reflected in the attached plat provided that to the extent of any inconsistencies between the plat and the above legal description that the above legal description shall be controlling.

SITE SURVEY



2nd District Police Station -- No. 471200

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Police
General Services
Bethesda-Chevy Chase

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 04, 2012
Yes
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	600	0	120	480	120	120	120	120	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	8,650	0	0	8,650	0	0	200	8,450	0	0	0
Total	9,250	0	120	9,130	120	120	320	8,570	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	9,250	0	120	9,130	120	120	320	8,570	0	0	0
Total	9,250	0	120	9,130	120	120	320	8,570	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				326	0	0	0	96	115	115
Energy				385	0	0	0	113	136	136
Net Impact				711	0	0	0	209	251	251

DESCRIPTION

This project provides for the County's share of costs for replacement of the existing 2nd District Police Station located at 7359 Wisconsin Avenue in Bethesda. Under the terms of a General Development Agreement (GDA) with the County, a private developer will provide the land, and will design and build a new district station in accordance with County requirements. The new station will be located at Cordell Avenue between Woodmont Avenue and Wisconsin Avenue. The station will be approximately 30,000 gross square foot facility on three floors with approximately 44 underground parking spaces.

The County will exchange the existing police station site as-is (estimated value of \$8,700,000) for the new developer-built station plus a County payment to the developer, which will not exceed \$7,250,000, for the new developer-built station.

JUSTIFICATION

The current 2nd District Police Station was constructed over 50 years ago and serves the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The current 21,700 gross square foot station is too small for staff and programmatic requirements and requires major building repairs and upgrades. A 2005 County Maintenance report outlined a need for \$200,000 in deferred maintenance, HVAC deficiencies and security concerns. Continued population growth and development in the area also support the need for a new facility. In addition, the developer's improvements to the existing site will promote economic development in the Bethesda-Chevy Chase area.

OTHER

A developer was selected via a Request for Proposal (RFP) process and a General Development Agreement with the selected developer is being finalized.

FISCAL NOTE

The final project cost will be determined by and will be the responsibility of the developer. The County will fund \$9,250,000 which will provide for MCG planning, design and supervision costs (\$600,000), County payment to the Developer (\$7,250,000), and furniture/fixtures and equipment for the new police station (\$1,400,000).

The Operating Budget Impact (OBI) figures are for the new facility. When the information becomes available, these cost figures will be adjusted to take into account savings related to the elimination of current facility maintenance and energy costs.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY12	9,250
Current Scope		
Last FY's Cost Estimate		9,250
Appropriation Request	FY13	120
Appropriation Request Est.	FY14	120
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		120
Expenditures / Encumbrances		0
Unencumbered Balance		120
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of Police, Police Facilities
Department of General Services
Department of Permitting Services
Department of Technology Services
Bethesda-Chevy Chase Regional Services Center

